

APPROVED/REVISED
MINUTES
LOCAL STORMWATER SUBCOMMITTEE

These minutes are a general summary of the meeting and are not verbatim transcription.

May 24, 2018

Present: Beth Peyser Chairman
 Richard Baldelli
 Joe Fossi
 Alan Pilch
 Jake Muller
 Steven Sullivan

Absent: John Katz

Also Present: Jim Coyle, Conservation Chair.

At 2:02 PM, Ms Peyser, Chairman called the meeting to order.
No motions posed.

Items:

1. (Continued) Discussion on setting parameters for zoning regulation.

Mr. Fossi stated , Mr. Pilch's sliding scale stormwater study approach is appropriate, however eleven percent (11%) should determine a threshold for the maximum impervious surface and above which the stormwater study will be required by the property owner.

Mr. Pilch stated the fairest way to approach would be to go by the zone district and some percentage of impervious surface increase will trigger the stormwater management. Mr. Baldelli objected to the zoning district as the trigger point. He suggested it should be by lot size, as there are various kinds of lot sizes in a designated district. All members agreed we should utilize lot size and not zoning district designations.

Mr. Sullivan suggested the porous surface number should not be absolute but should be determined by an engineer.

Ms. Peyser asked how the non-absolute number for the porous surfaces such as porous asphalt will be calculated and regulated?

Mr. Sullivan said that the number can be calculated by an engineer, but Mr. Sullivan also stated that the idea here is to not to burden the property owner to hire a professional for every project.

Mr. Baldelli suggested that there should be easy directions given to the property owner/applicant to guide them if they need an engineer or not.

Mr. Pilch suggested the applicant can be provided with the supplemental documents which would give them an ability to calculate the numbers to understand the impervious area calculations. Mr. Pilch said he can create a guide which will help the average homeowner/applicant understand if the stormwater study would be required by the homeowner for the new addition or when the new addition cross the threshold of the maximum impervious surface.

Ms. Peyser asked about the concept of putting a cap on the percentage of maximum impervious surface. Mr. Sullivan said that lot of towns in Connecticut have (twenty five percent,25%) cap of the maximum percentage of impervious surface allowed on the property.

Mr. Fossi said that the town of Ridgefield can be mapped based on the lot sizes, showing the areas which are densely populated or smaller lot size.

Mr. Muller said he can provide with the data showing the lot size which is ten thousand square feet and less and give the total acreage. He said he can provide a graduated scale of the ten thousand square feet and less in various acreage. He said however it will not show the pervious or impervious surfaces. He said it will be in the form of table and not map.

Mr. Baldelli commented that it should be discussed if the open decks and patios are considered as impervious or pervious.

The members discussed Mr. Pilch's proposal, showing the lot sizes, lot coverage, minimum increase in impervious surface. An added cost for each applicant will be to provide appropriate information for each project which triggers stormwater mitigation system for the newly created impervious surface.

Mr. Muller said that Mr. Fisher will provide notes on MS4 and how it will affect the stormwater study regulation for the next meeting.

Meeting minutes for April 27, 2018 meeting were approved with Mr. Fossi motioned, Mr. Baldelli seconded it.

Hearing no further discussion, the meeting was adjourned at 3:03PM. Mr. Fossi motioned and Mr. Baldelli seconded it.

Respectfully submitted,

Aarti Paranjape
Office Administrator (As per tapes)